



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

www.merrimacknh.gov

RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, July 9, 2013

Town Hall Matthew Thornton Room, West Wing, Second Floor (Former Courtroom)

7:30 p.m.

Planning Board members present: Robert Best, Alastair Millns, Lynn Christensen, Desirea Falt, Michael Redding, and Councilor Thomas Koenig

Planning Board members absent: Stanley Bonislawski, Nelson Disco, Alternate, and Matthew Passalacqua, Alternate

Staff present: Timothy Thompson, AICP, Director, Community Development and Dawn MacMillan, Recording Secretary

1. Call to Order

Chairman Best called the meeting to order at 7:30 p.m.

2. Planning & Zoning Administrator's Report

Discussion only.

3. **YMCA/Melton Associates** – Review for acceptance and consideration of final approval of a site plan application for a proposed 57-unit elderly housing development, community building & related site improvements in the R (Residential) district, located on D.W. Highway, between Island Drive and Angelo Drive. Parcel is located within the Aquifer Conservation District, the Flood Hazard Conservation District, and the Shoreland Protection District. Tax Map Parcel 4D-4/043-1.

Applicant was represented by: Bernard Plante, Melton Associates, LLC, John Heavisides, Meridian Land Services, and Thomas J. Leonard, Esq., Welts, White, & Associates

The Board voted 5-0-0 to accept the application for review, on a motion made by Lynn Christensen and seconded by Councilor Koenig.

Alastair Millns was not present for the vote.

Public Comment was received from: John McDonald, 19 Pondview Drive, George Baird, 83 Island Drive, and Erik Cook, 1 Willow Lane

The Board voted 6-0-0 to accept payment in lieu of providing sidewalks in an amount to be determined by the Public Works Department and not to exceed Fifty Thousand Dollars (\$50,000) on a motion made by Lynn Christensen and seconded by Michael Redding.

The Board voted 6-0-0 to waive the requirements of Section 4.18(c) – Typical Roadway Cross Section, Section 4.12(b) – Vertical Curves, Section 4.12(d) – Intersection Approach Grades, and Section 10.01(4) – Buffers, noting strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations, on a motion made by Alastair Millns and seconded by Lynn Christensen.

The Board voted 5-0-1 to schedule a formal site walk, with public notice, for which the Applicant and staff will set a time and date on a motion made by Alastair Millns and seconded by Michael Redding. Councilor Koenig Abstained.

The Board voted 6-0-0 to require the use of porous pavement as well as Best Management Practices with regard to maintenance on a motion made by Councilor Koenig and seconded by Michael Redding.

The Board voted 6-0-0 to table the application until August 20, 2013 at 7:30 p.m. in the Matthew Thornton Room, noting no further abutter notification would be made, on a motion made by Alastair Millns and seconded by Desirea Falt.

The board recessed at 9:46 p.m.

The board reconvened at 9:57 p.m.

4. **YMCA/Melton Associates** – review for acceptance and consideration of final approval of a site plan application proposing the development of athletic fields, bathrooms & maintenance structure, related to parking & appurtenant improvements in the R (Residential) district, located off Wright Avenue at 381 D.W. Highway. Parcel is located within the Aquifer Conservation District, the Flood Hazard Conservation District, and the Shoreland Protection District. Tax Map Parcel 4D-3/092.

Applicant was represented by: Bernard Plante, Melton Associates, LLC, John Heavisides, Meridian Land Services, and Thomas J. Leonard, Esq., Welts, White, & Associates

The Board voted 6-0-0 to accept the application for review on a motion made by Alastair Millns and seconded by Desirea Falt.

Public Comment was received from: George Day, 47 Island Drive

The Board voted 6-0-0 to waive the requirements of Section 7.05.D(4) and Section 7.05.D(5) of the Subdivision Regulations, noting strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations, on a motion made by Alastair Millns and seconded by Michael Redding.

The Board voted 6-0-0 to accept the proposed 155 parking spaces on a motion made by Councilor Koenig and seconded by Alastair Millns.

The Board voted 6-0-0 to table the application until August 20th at 7:30 p.m. in the Matthew Thornton Room, noting no further abutter notification would be made, on a motion made by Alastair Millns and seconded by Michael Redding.

4. **Discussion/possible action regarding other items of concern.**

None.

5. **Approval of Minutes – June 18, 2013.**

The Board voted 6-0-0 to approve the minutes as presented on a motion made by Lynn Christensen and seconded by Alastair Millns.

6. **Adjourn**

The July 9, 2013 meeting of the Merrimack Planning Board was adjourned at 10:23 p.m. on a motion made by Alastair Millns and seconded by Lynn Christensen.